



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

March 10, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange and Sale
Crystal Falls Management Unit – Dickinson and Iron Counties
Land Transaction Case #20070172

Applicant: Verrette Family Trust, Iron Mountain, Michigan

Private Land Offered In Exchange: Dickinson County, Norway Township, T41N, R29W, Section 13: the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$.
AND, Iron County, Mastodon Township, T42N, R32W, Section 9: W $\frac{1}{2}$ of SE $\frac{1}{4}$.
120 acres more or less.
Also: An easement to access Webber Creek, for fisheries management purposes only, over and across applicant's land in Section 11 lying north of Railroad corridor; AND over applicant's land in Sections 1 and 2, all being in T43N, R30W, Sagola Township, Dickinson County.

Appraised Value: \$162,000.00

State Land Desired In Exchange: Dickinson County, Sagola Township, T43N, R30W:
Section 1: the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, containing 40.0 acres more or less.
Section 2: the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, containing 40.0 acres more or less.
Section 2: the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, EXCEPT: the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, containing 30.0 acres more or less.
110 acres more or less in total.

Stipulation: Subject to an access easement to be retained by the State for fisheries management purposes only.

Appraised Value: \$162,000.00

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528
www.michigan.gov/dnr • (517) 373-2329

State Land to be Sold: Dickinson County, Sagola Township, T43N, R30W, Section 2: the S ¼ of the NE ¼ of the SE ¼, containing 10.0 acres more or less.

Stipulation: Subject to an access easement to be retained by the State for fisheries management purposes only.

Purchase Price: \$9,900.00 (including transaction fee)

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) March 31, 2008 Calendar and is eligible for approval on April 7, 2008. The transaction was also posted in local newspapers as required by legislation.

Comments: The desired State-owned land is located four miles east of Channing. This landlocked property totals 120 acres and has a level to gently-rolling terrain with lowland and upland habitats. The lowland portion of the land is comprised of scrub/shrub wetlands and Weber Creek, while the upland portions have red pine, jack pine, aspen, and spruce cover types. The State will reserve an easement across the desired land to access and manage Weber Creek for fisheries management purposes.

The offered 120 acres of private land consist entirely of upland habitats with approximately 90 acres very suitable for, and presently in, softwood production. Of the 90 acres, the majority is regenerating jack pine with a smaller component being an aspen-fir mix. The remaining 30 acres of the 120 acres are stocked with quality northern hardwoods. The property blocks in well with adjoining State-owned land and includes 40 acres in Norway Township that is near the heart of the Camp Suicide Deeryard. In addition to the offered fee ownership, the applicant is offering an easement across their land to access Weber Creek for fisheries management purposes. This easement, coupled with the retention of a similar easement across the desired State-owned land, will provide the State with improved capability to access Weber Creek for management of this fishery.

This transaction will contribute to the Department's Land Consolidation Strategy, enhance forest, wildlife, and fishery management potential, and eliminate the need for Department personnel to maintain 3.5 miles of existing boundary line.

The desired State-owned land was acquired by tax reversion in 1931 and 1939. As a result of this exchange, the offered private land will assume tax-reverted status.

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on October 26, 2007. The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division has determined that it is appropriate to exchange mineral rights, if available.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation.

Recommendation: (1) That the exchange and sale be approved, with proceeds to be deposited into the LEFF, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities and an easement to access and manage Webber Creek for fisheries management purposes.

David E. Freed, Chief
Land and Facilities

Douglas A Reeves, Acting Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Kelley D. Smith, Chief
Fisheries

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendation.

Rebecca A. Humphries
Director

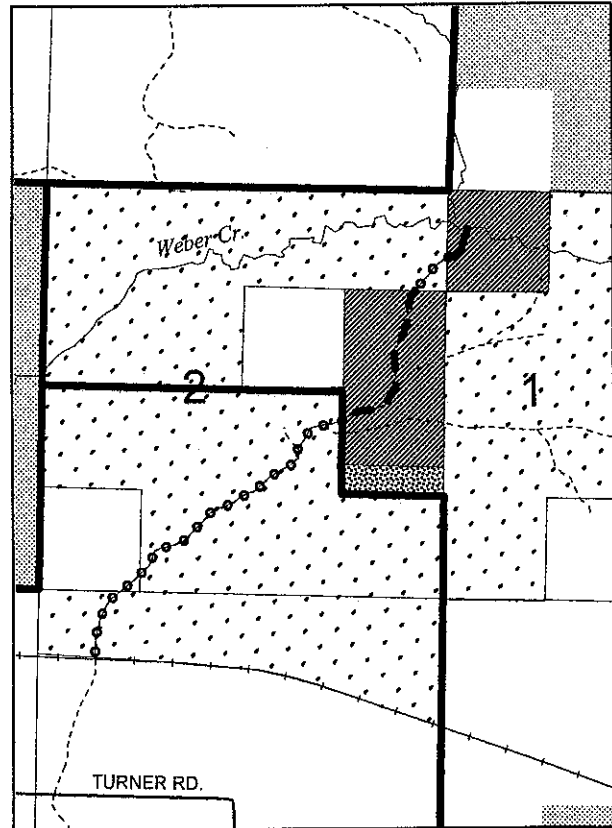
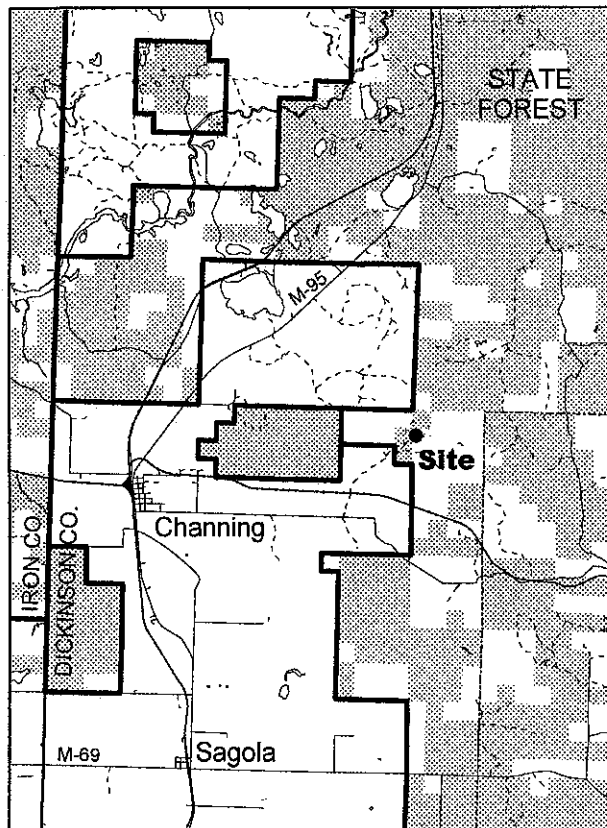
Date Approved

STATE FOREST LAND EXCHANGE AND SALE

Crystal Falls Management Unit - Dickinson and Iron Counties

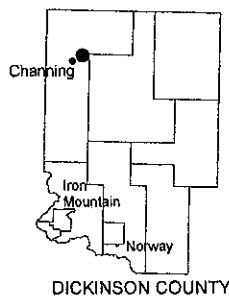
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(Map 1 of 3)



Dickinson County, Sections 1 and 2, T43N, R30W, Sagola Township

- State Forest Boundary
- Easement Offered to State (as presently located)
- - - Easement Retained by State (as presently located)
- ▨ State Land Desired from DNR in Exchange (110.00 acres)
- ▩ State Land to be Sold (10.00 acres - \$9,900.00)
- Applicant's Land
- ▤ State Land
- Private Land



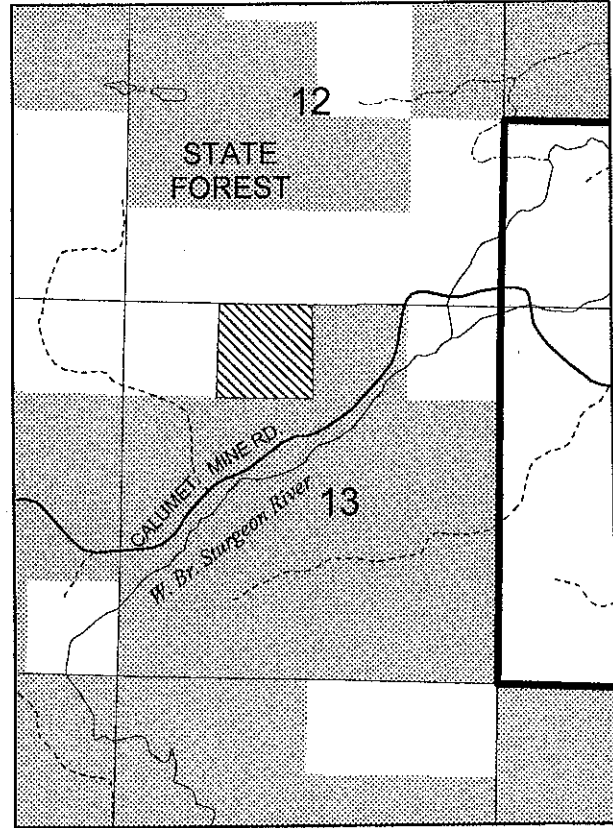
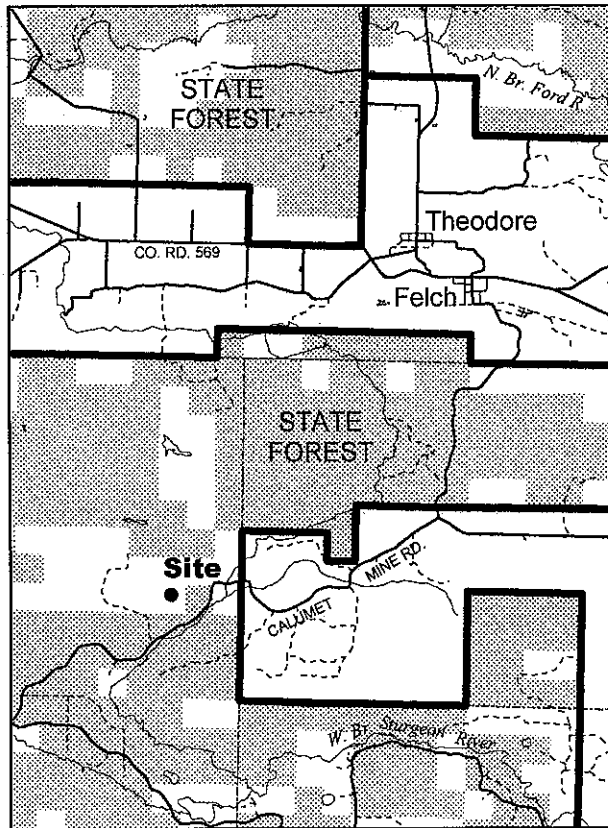
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STATE FOREST LAND EXCHANGE AND SALE

Crystal Falls Management Unit - Dickinson and Iron Counties

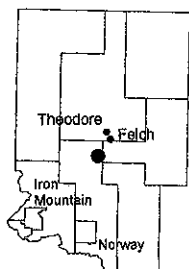
Land Transaction Case #20070172

(Map 2 of 3)



Dickinson County, Section 13, T41N, R29W, Norway Township

- State Forest Boundary
- ▨ Private Land Offered to DNR in Exchange (40.00 acres)
- ▤ State Land
- Private Land

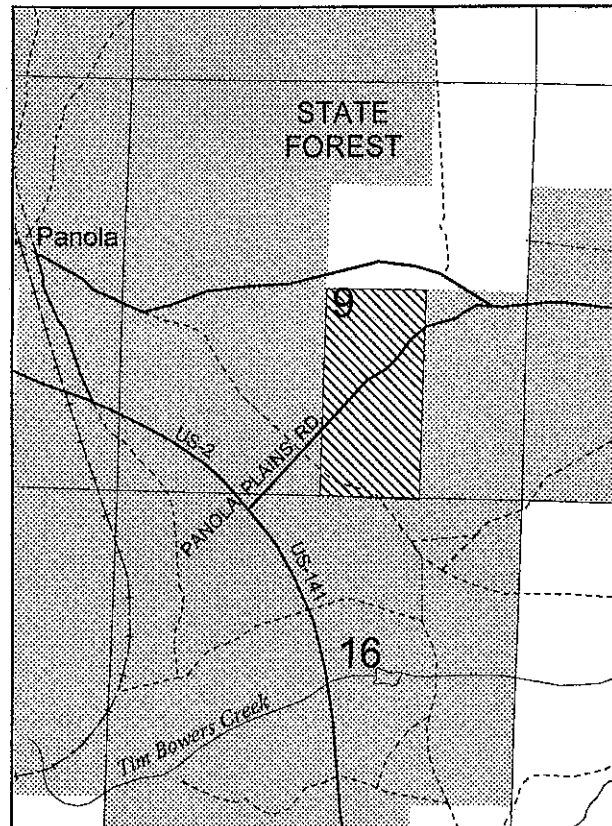
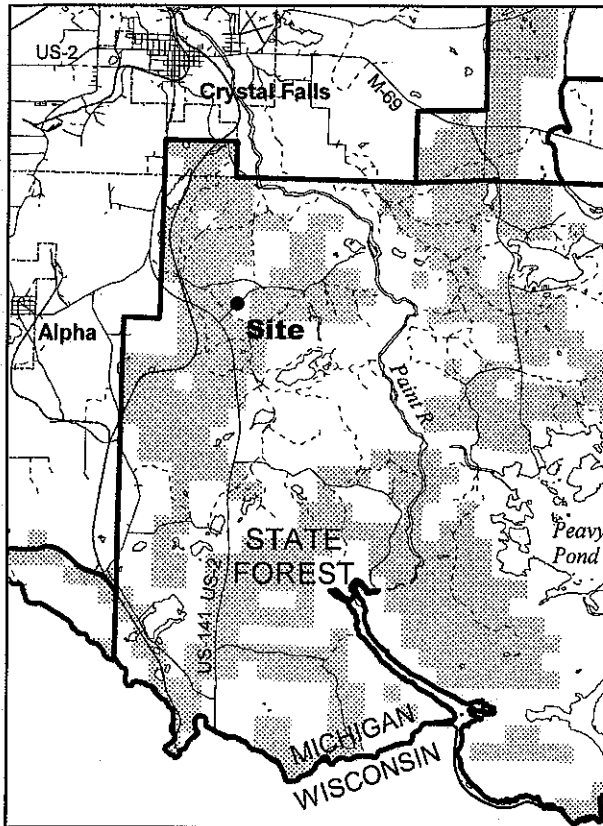


DICKINSON COUNTY



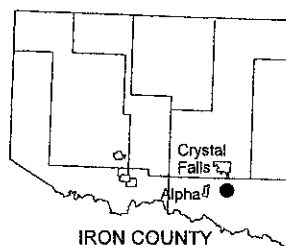
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STATE FOREST LAND EXCHANGE AND SALE
Crystal Falls Management Unit - Dickinson and Iron Counties
Land Transaction Case #20070172
(Map 3 of 3)



Iron County, Section 9, T42N, R32W, Mastodon Township

- State Forest Boundary
- Private Land Offered to DNR in Exchange (80.00 acres)
- State Land
- Private Land



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